

WELLESLEY PLANNING BOARD

PSI-12-01

300 WELLESLEY AVENUE

WELLESLEY COUNTRY CLUB - FACILITIES MAINTENANCE PROJECT

PROJECT OF SIGNIFICANT IMPACT SPECIAL PERMIT DECISION

Pursuant to due notice, the Town of Wellesley Planning Board ("the Planning Board"), acting as Special Permit Granting Authority under the provisions of the Zoning Bylaw, Section XVIA., Part C, Project of Significant Impact ("PSI"), opened a duly advertised public hearing on December 17, 2012 on the application of the Wellesley Country Club ("the Applicant"), 300 Wellesley Avenue, Wellesley, MA 02481.

The public hearing was continued on December 17, 2012 and January 8, 2013. Each session of the hearing was digitally recorded with the file retained at the Planning Board Office. During the course of the public hearing the full submission package was available for public examination at the Town Hall, Planning Board Office and online at www.wellesley.ma.gov.

After comments were concluded on January 22, 2013, the Planning Board moved, seconded and voted to close the public hearing. All sessions of the hearing were held in the Great Hall of the Wellesley Town Hall, 525 Washington Street, Wellesley. Announcement of the date, time and place of all continued sessions was made at the end of the prior session.

Ms. Conroy, Ms. Preston, Mr. Glick and Ms. Carpenter attended each session of the hearing. Mr. Synnott was not able to attend the January 8, 2013 session of the public hearing. The meeting was audio taped. Mr. Synnott listened to the tape and read the minutes, and under Article 6.8A of the Town Bylaw submitted written certification that he had examined all the evidence presented, therefore he is authorized to vote.

PROJECT DESCRIPTION

The project includes the demolition of the existing maintenance facility (7,200 square feet) and the construction of five (5) new buildings with a total of 31,490 square feet of proposed construction. The new buildings include a one story 2,300 square foot Equipment Service Center Facility with 56 new associated parking spaces, a one story 200 square foot Comfort Station (bathroom), a one story 2,330 square foot Environmental Management Center, a one story 1,700 square foot material storage building and a two story 24,700 square foot multi-use building with equipment maintenance, storage, offices, and four paddle courts, as well as associated parking and site improvements.

WRITTEN MATERIALS REVIEWED BY THE BOARD

A definitive submission was made on October 13, 2012, in accordance with the Rules Relative to the Issuance of Special Permits adopted by the Planning Board on September 18, 1990 and

revised March 10, 2008. The submission was sent to the Board of Selectmen, Department of Public Works, Municipal Light Plant and Fire Chief for review.

The impact reviews were received by the Planning Board as follows:

Fire Chief - December 12, 2012

Municipal Light Plant - December 6, 2012

Department of Public Works – December 7, 2012 (DPW Water & Sewer Division),
January 4, 2013

Board of Selectmen - December 5, 2012

Applicant's Submitted Plans:

Titled: Issued for Site Plan Review and Project of Significant Impact Wellesley Country Club, Wellesley, MA

Prepared For: Applicant/Owner – Wellesley Country Club 294 Wellesley Avenue, Wellesley, MA 02481

Prepared By: **Site Engineers:** Allen & Major Associates Inc. 10 Main Street, Lakeville, MA 02346
Architect: Golf Structure Alternatives, PO Box 779, Rye, NH 03870
Surveyors: Andrews Survey and Engineering Inc. PO Box 312, 104 Mendon Street, Uxbridge, MA 01569

- a. Andrews Survey and Engineering, Inc. P.O. Box 313, 104 Mendon St. Uxbridge, MA 01569; Allen & Major Associates
Existing Conditions Plan. 4 sheets

<u>Drawing</u>	<u>Date</u>
EC-01	2/23/12
EC-02	2/23/12
EC-03	2/23/12
EC-04	2/23/12

- b. Allen & Major Associates, Inc. 10 Main Street, Lakeville, MA 02346

Revises

Overall Plan	C-1.0	9/17/12	
Proposed Layout Plan	C-1.1	9/17/12	12/28/12
Proposed Layout Plan	C-1.2	9/17/12	12/28/12
Proposed Layout Plan	C-1.3	9/17/12	12/28/12
Grading and Drainage Plan	C-2.1	9/17/12	12/28/12
Grading and Drainage Plan	C-2.2	9/17/12	12/28/12
Grading and Drainage Plan	C-2.3	9/17/12	12/28/12
Utilities Plan	C-3.1	9/17/12	12/28/12
Utilities Plan	C-3.2	9/17/12	12/28/12
Utilities Plan	C-3.3	9/17/12	12/28/12
Proposed Planting Plan	C-4.1	9/17/12	12/28/12
Proposed Planting Plan	C-4.2	9/17/12	12/28/12

Proposed Planting Plan	C-4.3	9/17/12	12/28/12
Site Details 1	C-5.1	9/17/12	12/28/12
Site Details 2	C-5.2	9/17/12	12/28/12
Site Details 3	C-5.3	9/17/12	12/28/12
Proposed Photometric Plan	C-6.1	9/17/12	12/28/12
Existing Watershed Plans	WS-1	10/29/12	12/28/12
Proposed Watershed Plans	WS-2	03/26/12	12/28/12
Order of Conditions Minor Modification Plan Fig.1			12/19/12
Construction Details Fig-2			12/19/12

c. Architectural Plans prepared by Golf Structure Alternatives, PO Box 779 Rye, NH 03870

A1	Turf Care Maintenance Facility 1 st Floor Plan	8/25/12
A2	Turf Care Maintenance Facility 2 nd Floor Plan	8/25/12
A3	Turf Care Maintenance Facility Partial Roof Plan	8/25/12
A4	Turf Care Maintenance Facility Exterior Elevations	8/25/12
A5	Turf Care Maintenance Facility Section	8/25/12
A6	Turf Care Maintenance Facility Section	8/25/12
A7	Turf Care Maintenance Facility Section	8/25/12
A8	Turf Care Maintenance Facility wall Sections	8/25/12
A9	Fueling/Equipment Washdown Center Floor Plans	8/25/12
A10	Fueling/Equipment Washdown Center Elevations	8/25/12
A11	Fueling/Equipment Washdown Center Elevations	8/25/12
A12	Fueling/Equipment Washdown Center Wall Sections	8/25/12
A13	Environmental Management Center Floor Plans	8/25/12
A14	Environmental Management Center Elevations	8/25/12
A15	Environmental Management Center Elevations	8/25/12
A16	Comfort Station Floor Plan	8/25/12
A17	Comfort Station Elevations	8/25/12
A18	Comfort Station Building Sections	8/25/12
A19	Bulk Material Storage Plan	8/25/12
A20	Bulk Material Storage Elevations	8/25/12
A21	Bulk Material Storage Building Sections	8/25/12
SP1	Specifications	8/25/12
SP2	Specifications	8/25/12
SP3	Specifications	8/25/12

TOWN CLERK'S OFFICE
WELLESLEY MA 02402

Additional Reports/Correspondence Received:

10/29/12	Application for Project of Significant Impact & Site Plan Review (Rec'd-10/31/12, time stamped-11/1/12)
11/2/12	Letter from Meghan Jop to various depts. to review WCC PSI
11/19/12	Letter to Hans Larsen, Dir. Of General Government from Beta Engineering Re: Wellesley Country Club Improvements Project, Wellesley, MA Peer Review of Traffic Impact & Access Study
11/26/12	Notice of Public Hearing for PSI Hearing on 12/17/12 sent out Notice of Public Hearing for Scenic Road Hearing on 12/17/12 sent out

12/3/12 Check received for PSI \$32,944.00 (PSI Fee \$32,894.00 & advertising fee \$50.)
Letter from Ronald Muller to Hans Larsen Re: Response to Beta Group, Inc.
 Comments Wellesley Country Club Improvements, Wellesley, MA

12/5/12 **Letter** from Terrance Connolly, Deputy Director, to Meghan Jop Re: Wellesley
 Country Club Facility Maintenance PSI 12-01

12/6/12 **Report** from Francisco Frias, MLP, review of PSI
Email from David Wright, Historical Commission to Meghan Jop, Re: WHC at
 Brookside Road Hearing

12/7/12 **Report** from George Saraceno, DPW, review of PSI

12/11/12 **PSI Staff Report** from Meghan Jop to PB
Email from residents, Myrna & John MacDonald to Meghan Jop, Re:
 Brookside driveway
Email from Needham resident, Ellen Cushman to Meghan Jop, Re: Driveway
 on Brookside Road
Email from resident, Leslie Hanrahan to Meghan Jop, Re: Letter to the
 Planning Board Regarding WCC's proposed permanent driveway on Brookside
 Road
Email from resident, Valentina Cannell to Meghan Jop, Re: Country Club
 request for driveway on Brookside Road
Email from resident, Gabrielle Miller to Meghan Jop, Re: Brookside Road
Email from resident, Naomi Cameron to Meghan Jop, Re: Brookside Road
Email from resident, Jeanne Mayell to Meghan Jop, Re: Brookside Road
Email from residents Paul & Faith Ponger to Meghan Jop, Re: Proposed road
 by Wellesley Country Club
Email from resident, Gordon Russell to Meghan Jop, Re: Concern about
 Brookside Road
Email from resident, Jacquie Sullivan to Meghan Jop, Re: Brookside
Email from resident, Patricia Gratton to Meghan Jop, Re: Stop the driveway on
 Brookside Road!
Email from resident Jackie & Jordan Harris, Re: Brookside
Email from resident, Wendy Beck von Peccoz, Re: Brookside Road

12/12/12 **Email** from resident, Ann Maysek to Meghan Jop, Re: Wellesley Country Club
 Road Proposal
Email from Dezhi Wang to Meghan Jop, Re: don't want the driveway because
 it will spoil Brookside Road
Email from resident, Raina McManus to Meghan Jop, Re: Letter to Planning
 Board
Email from resident, Raina McManus to Meghan Jop, Re: Scenic Brookside
 Road
Email from resident, Laurel Landers to Meghan Jop, Re: Development on
 Brookside Road
Letter from resident, Laure Fragasso to PB, Re: Wellesley Country Club Scenic
 Road & PSI

12/13/12 **Report** from Deputy Fitzpatrick, Fire Department, review of PSI
Email from Meghan Jop to Diane Torres, Wetlands, Re: request of Draft Order
 for the Comfort Station
Email from Diane Torres to Meghan Jop, Re: Comfort Station & Draft Report
Report-Draft report from Wetlands on Exhibit A, comfort Station

12/16/12 **Email** from resident, Deborah Condren to Meghan Jop, Re: Please Do Not allow this driveway on Brookside

12/17/12 **Report** from Allen & Major Associates-Planning Board Presentation-Wellesley Country Club, Turf Facility and Paddle Court Project
Email from resident, Elizabeth Harris to Meghan Jop, Re: Planning Board Meeting 12/17

12/19/12 **Report**-Order of Conditions from Wetlands
Letter from Michael J. Toohill, PWS, CE from BSC Group to Diane Torres, Wetlands, Re: PSI-Proposed Substitution for the GrassPave System
Includes letter & plan from Philip Cordeiro, PE from Allen & Major Associates

12/20/12 **Email** from Philip Cordeiro to Meghan Jop, Re: Comfort Station at Brookside Road with attachments

12/28/12 **Email** from Philip Cordeiro to Meghan Jop, Re: Revised Plan Submission
Email from Meghan Jop to Philip Cordeiro, Re: Revised Plan Submission
Email to Meghan Jop from Laura Fragasso, Re: Brookside Road/Wellesley Country Club

01/02/13 **Email** from Meghan Jop to Philip Cordeiro, Re: Response to Comments
Email from Philip Cordeiro to Meghan Jop, Re: Response to Comments
Submittal to Meghan Jop from Philip Cordeiro, Allen & Major Associates, Inc.
Response Letter to Comments issued from the Municipal Departments

01/03/13 **Email** from Philip Cordeiro to Meghan Jop, Re: Turf Care Project- Revision I Drawings

01/04/13 **Memorandum** to Meghan Jop from George Saraceno, Engineering Department Re: PSI-12-01 Wellesley Country Club 300 Wellesley Avenue
Report- Mass Historical Commission Form A prepared by Kathleen Kelly Broomer dated May 2011 and submitted to the Planning Board
Email to Meghan Jop from George Saraceno Re: Project of Significant Impact PSI-12-01, Wellesley Country Club 300 Wellesley Avenue

01/08/13 **Email** to Meghan Jop from Dwight Lueth Re: Brookside Road

01/22/13 **Absent Member Certification** – Mark Synnott

WETLANDS ORDER OF CONDITIONS

The Town of Wellesley Wetlands Protection Committee on December 19, 2012, issued an Order of Conditions under MGL Ch. 131, § 40 for the Comfort Station component of the Wellesley Country Club Facilities Maintenance project. This Decision does not supersede the requirement that the Applicant return to the Wetlands Protection Committee if revisions to the plan result in the need to seek an amended Order of Conditions from the Committee.

FINDINGS

Based on the herein referenced submittals from the Applicant, other submitted documents and the referenced reviews of the Fire Department, Municipal Light Plant, Board of Selectmen and Department of Public Works, the Wellesley Planning Board:

accepts the analysis and recommendations of the Wellesley Public Works Department dated December 7, 2012 and January 4, 2013, as sufficient evidence that **WATER CAPACITY, SEWER CAPACITY, STORM DRAINAGE CAPACITY, and RECYCLING AND DISPOSAL SYSTEMS** are sufficient to meet the flow demands and/or standards adopted by the Department of Public Works subject to completion of the project in accordance with the plans and other documents submitted by the Applicant;

accepts the analysis and recommendations of the Wellesley Municipal Light Plant dated December 6, 2012, as sufficient evidence that **ELECTRICAL CAPACITY** is sufficient to meet the peak service demands of the proposed use without causing the service in adjacent areas to fall below the standards adopted by the Municipal Light Board subject to completion of the project in accordance with the plans and other documents submitted by the Applicant;

accepts the **TRAFFIC AND PEDESTRIAN AND BICYCLE CIRCULATION** report and recommendations of the Wellesley Board of Selectmen dated December 5, 2012 to approve the Wellesley Country Club Facilities Maintenance traffic study as being professionally prepared and adequately addressing the traffic and pedestrian safety impacts. These recommendations and subsequent additional reports are sufficient evidence that the traffic volumes will have minimal impact and that none of the study area intersections meet the PSI criteria for an impacted roadway/intersection. The proposed project will not be generating new vehicular trips, and will have no adverse traffic impact to the study area.

accepts the analysis and recommendations of the Wellesley Fire Department dated December 12, 2012, as sufficient evidence that municipal **FIRE PROTECTION AND LIFE SAFETY** measures will meet the operating requirements of the proposed use under applicable codes, regulations and statutes enforced by the Fire Chief subject to completion of the project in accordance with the plans and other documents submitted by the Applicant.

NEGOTIATED IMPROVEMENTS ~ SPECIAL PERMIT CONDITIONS

Based on the record and findings referenced herein, the Planning Board requires the following improvements/conditions to meet minimum service standards:

WATER CAPACITY

1. All work regarding the municipal water system, both on and off-site, shall be completed to the satisfaction of the Department of Public Works prior to building occupancy.

SEWER CAPACITY

1. All work regarding the municipal sewer system, both on and off-site, shall be completed to the satisfaction of the Department of Public Works prior to building occupancy.

STORM DRAINAGE CAPACITY

1. All work regarding the storm drainage system, both on and off-site, shall be completed to the satisfaction of the Department of Public Works prior to building occupancy.

ELECTRICAL CAPACITY

1. All electrical work, both on and off-site, shall be completed prior to the issuance of a Certificate of Occupancy, and prior to making application for final building inspection as presented.

TRAFFIC AND PEDESTRIAN AND BICYCLE CIRCULATION

1. Prior to the issuance of a Certificate of Occupancy, and prior to making application for final building inspection, the Applicant shall:
 - a. Trim the trees and bushes at the drive approach to the of the Turf Care Facility access at Forest Street; and
 - b. Install an "ALL WAY" (R1-3P) stop plaques at the Forest Street/ Wellesley Avenue intersection; and
 - c. Install a W11-11 (GOLFERS CROSSING) sign on both approaches to the proposed crosswalk to be located along the access drive to the Turf Care Facility; and
 - d. Provide at the new parking lot located at the Equipment Service Center Facility adequate vegetative screening along Wellesley Avenue.

FIRE PROTECTION AND LIFE SAFETY

1. The Applicant shall install two new hydrants on the property to the satisfaction of the Fire Chief prior to building occupancy: a hydrant shall be installed at the 24,700 square foot Turf Care Facility, and a second hydrant shall be installed at the access driveway across from the ADA parking spaces.
2. A permanent street address shall be assigned to the Turf Care Facility for 911 responses.

REFUSE DISPOSAL SYSTEM

1. The refuse disposal system shall be developed to the satisfaction of the Department of Public Works prior to building occupancy.

DECISION

On the basis of the above listed Negotiated Improvements/Special Permit Conditions and on the basis of the testimony presented at the public hearing, the above record, the reports of the various Boards and the Applicant's Municipal Systems Impact Analysis, related

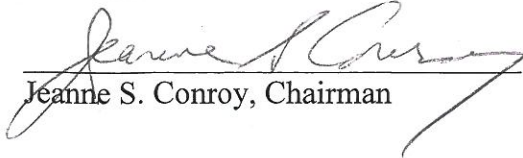
submissions referenced herein, and the representations made by the Applicant, the Planning Board found that the minimum service standards of the Bylaw have been met and therefore the Board moved, seconded and voted 4-0, with Ms. Preston abstaining, on January 22, 2013 to issue this special permit in accordance with the conditions specified above.

This special permit has been approved by the Planning Board based upon compliance with the minimum service standards of the Zoning Bylaw for water, sewer, storm drainage, electric, traffic and pedestrian safety, fire alarm systems and refuse disposal system. If there is hereinafter a material change to the Project which generates an intensification of use as reasonably determined by the Planning Board, the Applicant shall prepare and submit to the Planning Board a report or reports, prepared by engineers who meet the requirements of the Zoning Bylaw for preparation of Municipal Service Impact Analysis, showing whether the minimum service standards identified above continue to be met. If any such report shows that one or more of the service standards are not met, based on additional impact generated by the Project owing to the material change or intensification of use, or if any required negotiated improvements cannot be completed the Applicant shall meet with the Planning Board to negotiate reasonable additional or alternative mitigation measures. This requirement shall not be interpreted as waiving any provision of the Project of Significant Impact process.

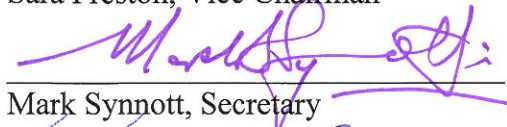
Appeals from this decision, if any, shall be made pursuant to general laws, Ch. 40A § 17, and shall be filed within 20 days after the date of the filing of this decision in the office of the Town Clerk.

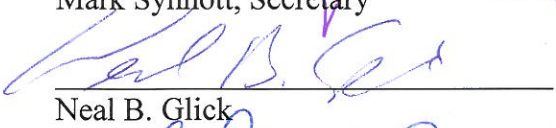
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WELLESLEY PLANNING BOARD


Jeanne S. Conroy, Chairman

Sara Preston, Vice Chairman


Mark Synnott, Secretary

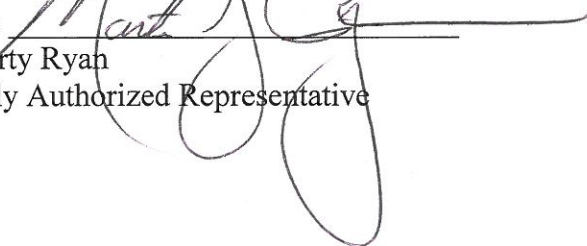

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Negotiated Improvements ~ Special Permit Conditions acknowledged and agreed to by
property owner Wellesley Country Club

By: 
Marty Ryan
Duly Authorized Representative